

188 South Champlain St.

City of Burlington, Vermont
Design Advisory Board Meeting
06.23.2020

Revised Plan Summary

Dave Perras, Perras Properties, LLC
Kip De Moll, Artisan Builders

Recap of Property History

- ▶ Acquired on October 10, 1947 by Paul Y. and Lionel F. Perras using savings from Navy pay after return from WWII (operation Magic Carpet)
- ▶ 1st floor served as the Perras family residence, while 2nd floor operated as a boarding house with 6 rental rooms until December, 2019
- ▶ Adjoining empty lot (192 So. Champlain St.) acquired on October 24th, 1956 after Paul and Lionel's return from Korea
- ▶ After Paul's death (April, 2013) and Lionel's death (June, 2019), Dave Perras and James Perras DBA Perras Properties, LLC acquired the property from the estate in February, 2020
- ▶ Merged lots 188 and 192 in February, 2020 to formalize both the Perras properties into a single entity

Recap of Plan Objectives

- ▶ Keep the property in the Perras family, as it has been the core and the central gathering place for the family since the 1940's
- ▶ Renovate the 1st floor (later) into two family units, one for Dave (half-time resident to-be) and the other for James (current full-time resident)
- ▶ Create four newly remodeled rental units using the 2nd and 3rd floors
- ▶ Transform the property on the inside from an aging and tired interior into a safe and comfortable home for the Perras family and four lucky tenants
- ▶ Retain and maintain important historical aspects of the property and enhance its value to the City of Burlington (both taxes and aesthetics)
- ▶ Align to the goals and objectives of planBTV: the property is in the area identified as 'Downtown and Waterfront'
 - ▶ Provide quality and affordable homes that are walkable
 - ▶ 5 minutes to Church Street
 - ▶ 2 minutes to the waterfront
 - ▶ on the GMT Gold Loop
 - ▶ Normally within 2 blocks of a CarShare Vermont vehicle
 - ▶ Provide a unit that adheres to the Inclusionary Zoning limits
 - ▶ Retain the large maple, green space and provide a garden for tenant enjoyment
 - ▶ Provide secure bicycle storage for residents

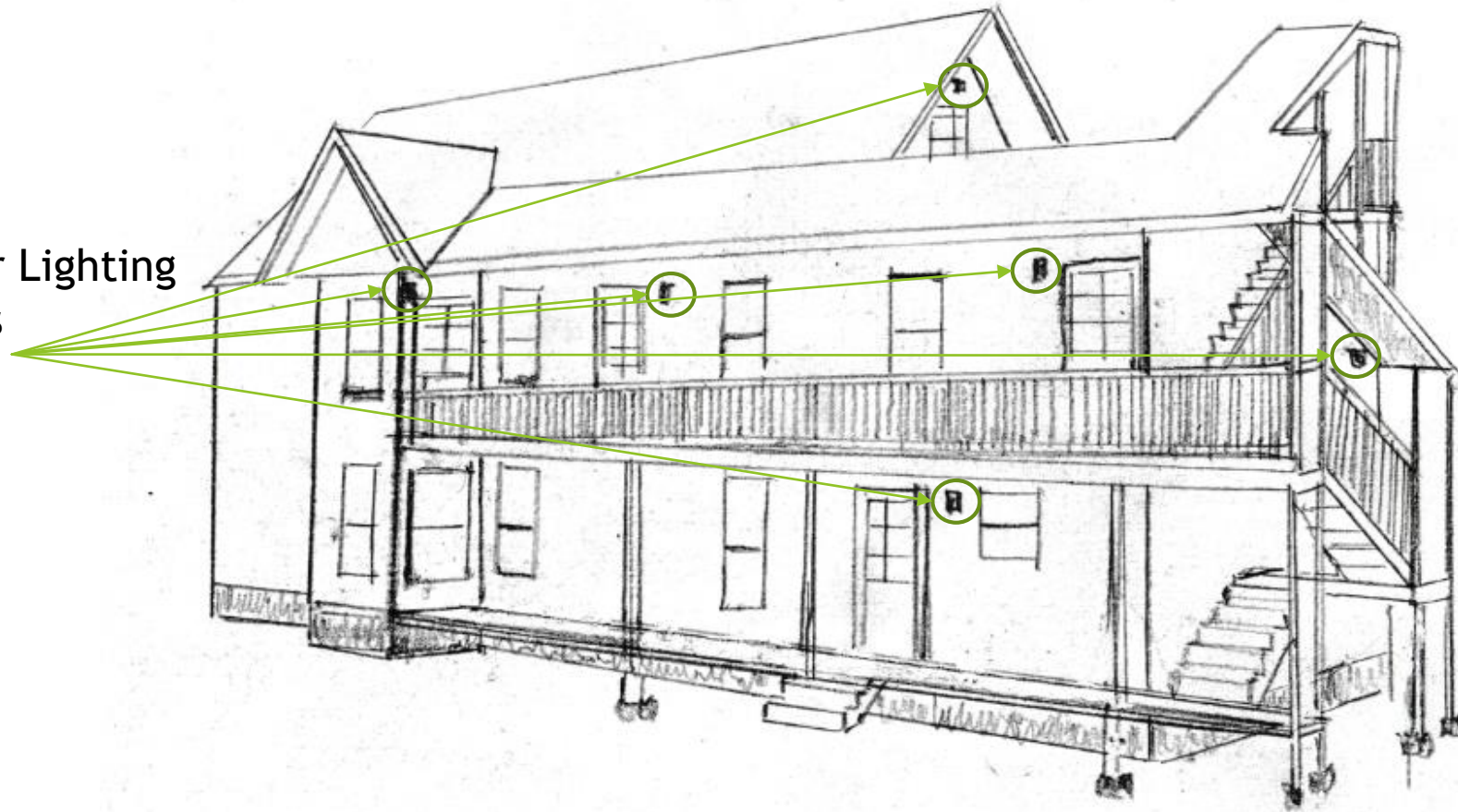
Revised Exterior Plan

- ▶ Redesigned two-story porch with conforming materials and consistent with foundation of house
- ▶ Position all stairs on the back of the house to minimize impact to street view
- ▶ Conform to requirements set forth for historic properties
- ▶ Provide 6 spaces of on-site parking and 6 spaces of secure bicycle parking
- ▶ Provide landscaped screening of the now smaller parking area



Revised Elevation with Lighting Placement

Outdoor Lighting
Fixtures



PERRAS RENOVATION
188 SOUTH CHAMPLAIN ST

Revised Elevation / Mailboxes Placement

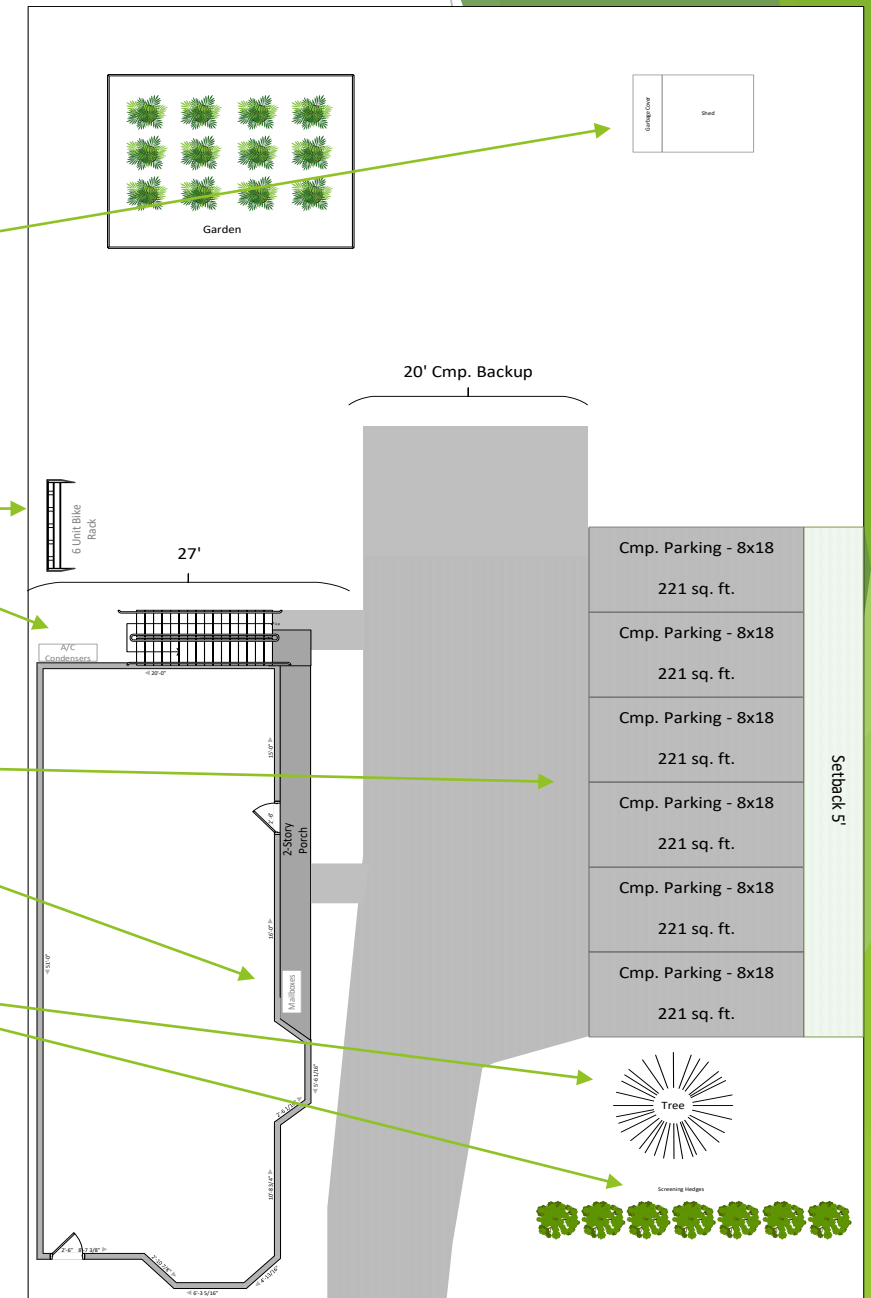


Mailboxes

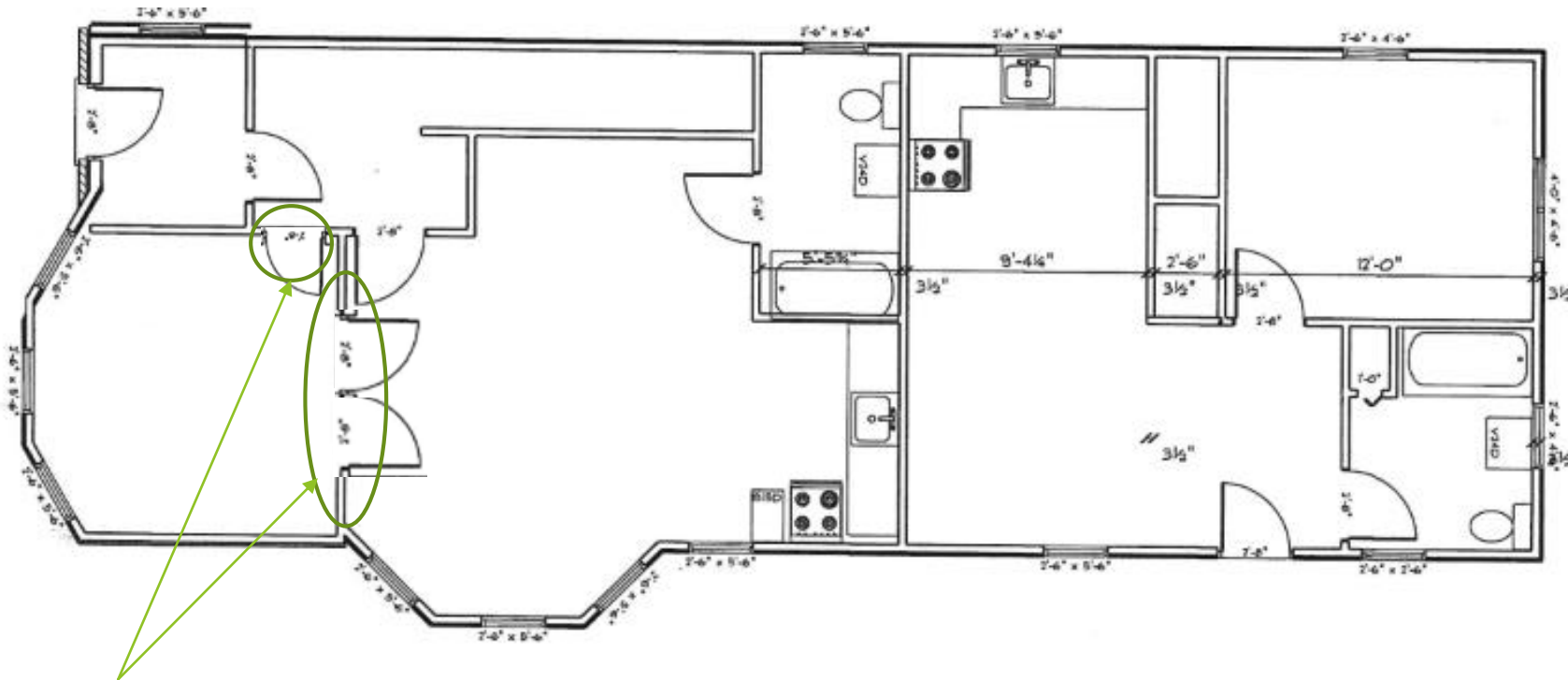
PERRAS RENOVATION
188 SOUTH CHAMPLAIN ST

Revised Exterior Plan

- ▶ A garbage enclosure is planned as an fully-enclosed and covered extension to the existing shed
- ▶ Secure Bicycle parking for 6 bicycles
- ▶ Mechanicals to be attached near back of house on the left (front-facing). Small-profile condensers for mini-split HVAC similar to home next door
- ▶ All doors and windows are confirmed to adhere to the requirements as identified by the Board
- ▶ Parking reduction to 6 spaces with updated site plan
- ▶ Mailboxes to be located on the side of the house near the 1st floor residential entry
- ▶ Parking is screened by a large maple tree plus the addition of a hedge row near the front of the property
- ▶ A small swale will be created on the street side of the parking area to eliminate runoff during construction (very little slope exists)



Corrected floorplan



Existing entries
to be unchanged

Backup Materials

Additional information that may be useful during review meeting

- ▶ Zoning indicates that the house is a single family home that had no permit for operating as a boarding house
 - ▶ Owner can attest that the property has been operated as a boarding house at least as long as he has been alive (54 years)
 - ▶ Pct. Rental has always shown 46% rental until the last transaction was recorded in February
 - ▶ Existing COC for rental exists and there has been a long history of rental inspections for the 6 rental units (always paid and in-compliance)
 - ▶ It is unclear why the City's records do not match

Rental Information
COC Expires 11/09/2021
4 year COC

Property Summary							
Parcel ID	049-1-047-000	Address	188 SOUTH CHAMPLAIN ST	Owner(s)	PERRAS PROPERTIES, LLC		
SPAN Number	114-035-16951	Land Use	R1 - Single Fam				
Lot Area	4,174 SF - SQ FT	Mail Address	188 SOUTH CHAMPLAIN STREET, BURLINGTON, VT 05401				
Current Appraised Values & Taxes							
Total Value	\$320,900	Building Value	\$191,300	Land Value	\$129,600	Yard Items	\$0
Total Property Taxes	\$9,116	HS-131		Pct Business		Pct Rental	
Property Data and appraised values were updated on 5/4/2020. Names and addresses are updated weekly. For questions regarding property taxes, contact the Clerk/Treasurer's Office at (802) 865-7000							
Rental Information							
Residential Units	1	Rental Units	6	COC Years		4	
Last Inspection	11/09/2017	COC Issued Date	11/15/2017	COC Expiration Date		11/09/2021	
For questions regarding rental information, contact Permitting Inspections at (802) 863-0442							

Other Important Facts

- ▶ Owner is NOT an professional developer with an unlimited budget, therefore:
 - ▶ Owner would like to explore opportunities with the City relative to the support for Inclusionary Zoning as well as his support for the city's planBTV strategic plan
 - ▶ Fee waivers
 - ▶ 15-25% density and lot coverage bonus
- ▶ Owner's decision to cease operations as a boarding house upon acquisition from the estate is due to:
 - ▶ Property was managed by our 90+ year old uncle who did not screen tenants, which contributed to > 50% non-payment of rent and difficulties with building maintenance and retaining the desired 'quiet enjoyment' rental expectation
 - ▶ Disruptive and questionable behavior of some of the week-to-week boarding tenants
 - ▶ Desire to use as a full-time residence for James, and a half-year residence for Dave and wife
 - ▶ Desire to enhance the surrounding community by providing peaceful, safe, and affordable housing in the most beautiful city in America